

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 19, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 19, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 12, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 12, 2013. The motion passed unanimously, except for Mr. Josephy who abstained from voting.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-258-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced discussion of the proposed purchase at 9:32 a.m. and concluded at 9:48 a.m.

PRB # 13-263 **Transaction/Contract Type:** Purchase and Sale Agreement
Origin/Client: DAS/ ECSU

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

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The Board commenced discussion of the proposed purchase at 9:48 a.m. and concluded at 10:04 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 13-260 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-035
Grantor: Nutmeg Burger – Bristol, LLC
Property: 1146 Farmington Avenue, Bristol CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington
Item Purpose: A partial taking of a defined easement for highway purposes totaling 460±SF and additional compensation for the contributory value of affected site improvements

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

Consistent with DOT’s agreement with FHWA an Estimate of Compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property at 1146 Farmington Avenue, Bristol is approximately 0.34-acres and improved with a commercial building currently occupied by a fast food establishment. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 460-SF which is located along the property’s frontage on the southerly side of Route 6. The online data source Conn-Comp lists recent sales of commercial land in Bristol in the range of \$2.30 to \$57.66/SF. DOT established a rate of \$12.50 which is identical to the previous approval at the Morrone Center under PRB #13-248. DOT offered compensation as follows:

Defined Easement for Highway Purposes	460 SF @ \$12.50/SF x 99% =	\$5,700.00
Contributory Value of existing vegetation	Lump Sum =	<u>\$1,000.00</u>
	SAY	\$6,700.00

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the DOT Estimate of Compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-258-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-258 A, subject but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #13-260 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-260. The motion passed unanimously.

PRB FILE #13-263 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-263. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary